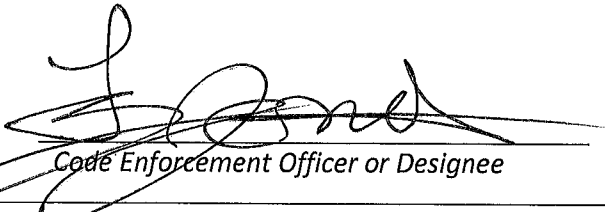


City of Crockett
Planning & Zoning Commission and City Council
Action Taken for Specific Use Permit Application

Applicant's/Property Owner's Information.	
Applicant's Full Name: Charles E. Phillips	
Property Owner's Full Name: Same	
Property Address Under Consideration: Parcel 2854; Current Address 207 W. Austin	
Nature of Specific Use Permit Request: Manufactured Home Placement on Property	
Present Zoning District: R2	Requested Zoning District (if applicable): No Change
Criteria for Specific Use Permit. <i>(The following responses are preliminary responses from the City's code enforcement officer based on his review of the SUP application and are subject to change based on input received at the public hearings.)</i>	
Will the proposed use adversely affect the character and appropriate use of the area or neighborhood in which it would be located? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, describe adverse impact: No. This is currently a vacant property. The addition of a 2026 modeled manufactured home with residents will be an improvement to the property and neighborhood.	
Will the proposed use substantially depreciate the value of adjacent and nearby properties for use in accordance with regulations of the zoning district in which they are located? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, describe reason for substantial depreciation: See response to question #1.	
Will the proposed use be in keeping with the spirit and intent of City ordinance? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If no, explain: Yes. The R2 district permits manufactured homes by specific use permit.	
How will the proposed use affect the traffic circulation of the district in which it is proposed? <input checked="" type="checkbox"/> No negative impact <input type="checkbox"/> Negative Impact If negative impact, explain: No change to traffic circulation.	
How will the proposed use affect the public utilities of the district in which it is proposed? <input checked="" type="checkbox"/> No negative impact <input type="checkbox"/> Negative Impact If negative impact, explain: This block of W. Austin already has the necessary infrastructure to add a residential structure to this property.	
How will the proposed use affect the health, safety and general welfare of the community? <input checked="" type="checkbox"/> No negative impact <input type="checkbox"/> Negative Impact If negative impact, explain: See response to first question.	
 Code Enforcement Officer or Designee	<u>13 April 2026</u> Date (mm/dd/yyyy)



City of Crockett

Planning & Zoning Commission and City Council

Action Taken for Specific Use Permit Application

Planning & Zoning Commission's Public Hearing Action

Date of Public Hearing: 4/28/2026

Number of property owners other than applicant who, per HCAD tax rolls, own land lying within 200 feet (C-3 District) or 300 feet (all other districts) of the property for which proposed change is sought and may express being in favor of or opposed to the application: 39

Number of eligible property owners, other than applicant, who spoke at hearing or provided signed written notice that they are:

in favor of application approval 0

opposed to application approval 0

Comments:

Planning & Zoning Commission's Motion:

Recommend approval of permit. Special Conditions:

Recommend disapproval of permit. Reasons:

Table application for following reasons:

Motion Made by: Connie Strban Motion Seconded by: Greg Simon

Vote on Motion. For: 4 Against: 0

Wade E. Simon
P&Z Chairman - Associate

05/08/2026
Date (mm/dd/yyyy)

Action Taken by City Council

Date of City Council Meeting:

Approve permit. Special Conditions:

Disapprove permit. Reasons:

Table application for following reasons:

Motion Made by: _____ Motion Seconded by: _____

Vote on Motion. For: _____ Against: _____

Mayor

Date (mm/dd/yyyy)



Specific Use Permit Application for Manufactured Home Placement

Instructions: Schedule an initial feasibility review discussion with the Code Enforcement Official at City Hall (936-544-5156, Ext. 207). If proceeding with the application after the discussion, submit this completed form to the Code Enforcement Official along with:

- a copy of the property deed;
- a survey plat prepared by a licensed surveyor showing the boundaries of the property and that sufficient room is available for setbacks required by City Code;
- a small-scale drawing of the property indicating dimensions of the manufactured home, placement of home on property, setbacks from property lines, dimensions and location of existing buildings, location of existing streets, and location of driveway access to the home (a survey plat identifying all of this information may substitute for the drawing); and
- \$100 fee to cover costs of application review and processing (cash, check or money order made out to City of Crockett, or credit card).

Part I. Applicant's/Property Owner's Personal Information	
Applicant's Full Name: Charles E. Phillips	
Mailing Address: 711 E. Bowie Ave Crockett, Tx 75835	
Email Address: n/a	Phone Number: 936-300-2207
Are you the property owner for where the manufactured home would be placed? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes	
<i>If no, provide the following information for property owner.</i>	
Property Owner's Full Name: n/a	
Mailing Address: n/a	
Email Address: n/a	Phone Number: n/a
Part II. Proposed Manufactured Home Placement Information	
Property Address: 207 W. Austin St. Crockett, Tx 75835	
HCAD Parcel #: 2854	Zoning District: R-2
Required Setbacks: F 20' R 20' S 10'	
Is there already a primary residential structure on the lot on which the manufactured home would be placed? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	
If yes, will the existing primary residential structure be demolished before placing the manufactured home on the lot? <input type="checkbox"/> No <input type="checkbox"/> Yes (City Ordinance allows only one primary residential structure per lot.)	
Year model of manufactured home (must not be more than 5 years prior to application): 2026	
Will the manufactured home be placed to face the street? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	



Specific Use Permit Application for Manufactured Home Placement

Part III: Acknowledgements and Signature

I certify that:

- all information provided on and with this application (deed, survey plat, and print of property drawn to scale) is true and correct to the best of my knowledge;
- no requested information has been withheld; and
- I understand that I must notify the Code Enforcement Official of any changes to the information provided on or with this application.

I understand that if the permit is approved, I must comply with the following requirements:

- the manufactured home must have been manufactured within the five years prior to this permit;
- the manufactured home must be placed on the property within 120 days of the issuance of the permit or an extension reviewed by the Planning & Zoning Commission and approved by City Council;
- the placement of the manufactured home must meet the property set-back requirements of the Crockett Code as set forth on this application;
- the manufactured home must be secured to its pad or foundation material by a cable, harness, or other safety device meeting Federal and State standards and approved by the Building Official; and
- skirting must be placed around the manufactured home within sixty (60) days after the manufactured home is placed on the site.

I understand that:

- if the permit is granted, failure to honor and abide with the requirements set forth on this application or in applicable City Code or with any conditions set forth on the permit may result in the City immediately and automatically terminating the permit; and
- if the manufactured home has already been placed on the property at the time of permit termination, I would be required to remove the manufactured home from the property within thirty (30) days of notification of the permit termination.

x Charles Phillips
Signature of Applicant

3/30/26
Date (mm/dd/yyyy)

x Charles Phillips
Signature of Property Owner (if different)

3/30/26
Date (mm/dd/yyyy)

Part IV: To be Completed by Code Enforcement Officer or Designee

Date Application Received: 30 March 2026 Comments (if any):

\$100 Fee Paid: Cash Check # _____ Card Date Paid: 30 March 2026

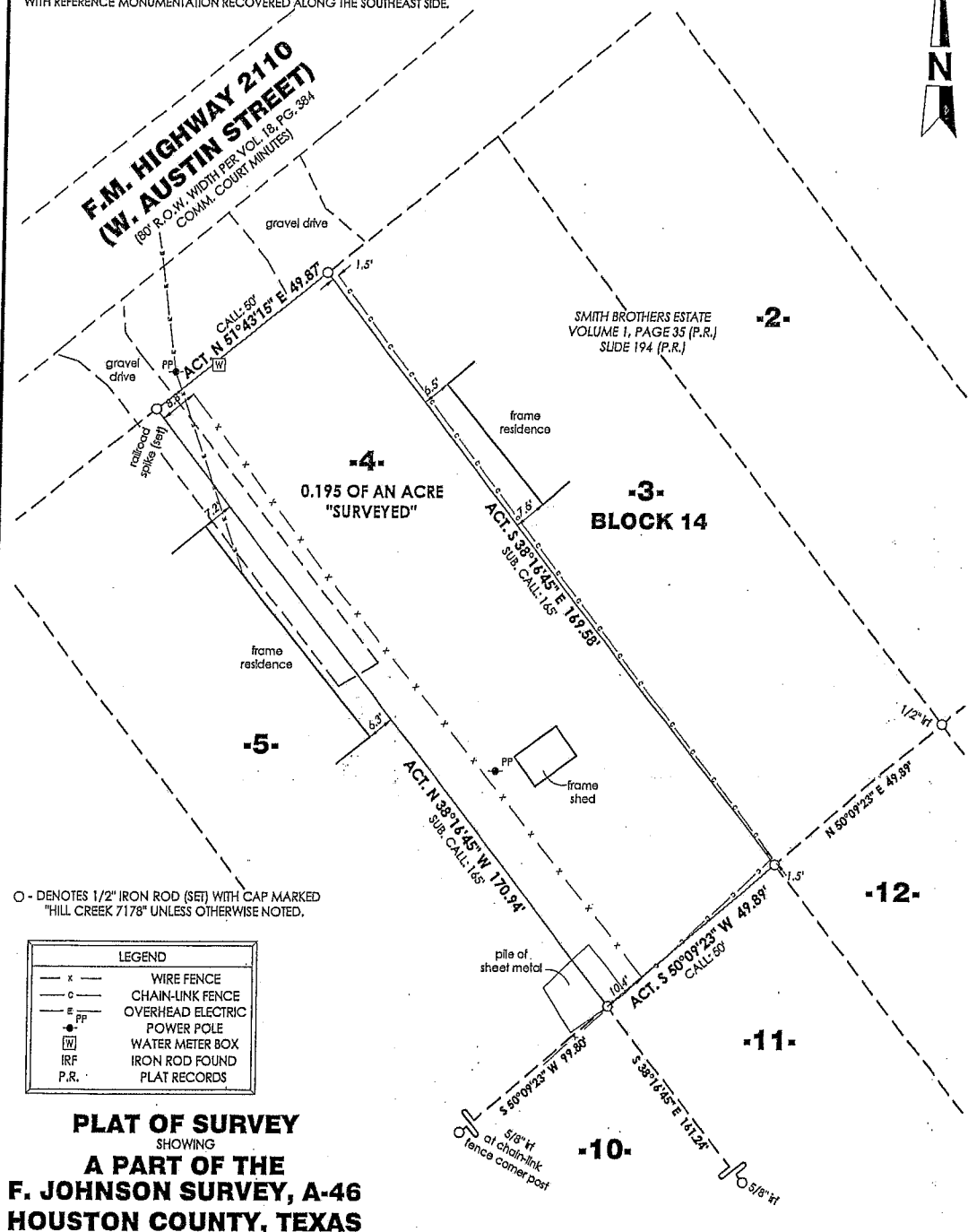
[Signature]
Code Enforcement Officer or Designee

30 March 2026
Date (mm/dd/yyyy)

NOTES:

- 1) THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE. THERE MAY BE EASEMENTS OR OTHER MATTERS NOT SHOWN THAT AFFECT THE PROPERTY.
- 2) THIS SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
- 3) IN PROVIDING THIS SURVEY NO ATTEMPT HAS BEEN MADE TO OBTAIN OR SHOW DATA CONCERNING THE EXISTENCE, SIZE, DEPTH, CONDITION, CAPACITY OR LOCATION OF ANY UTILITY EXISTING ON THE PROPERTY WHETHER PRIVATE, MUNICIPAL OR PUBLIC OWNED, SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT SURVEYED OR EXAMINED OR STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONDITIONS, CONTAINERS OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY.
- 4) FLOODPLAIN DESIGNATION, IF ANY, WAS NOT DETERMINED BY THIS SURVEYOR.
- 5) OVERHEAD ELECTRIC SHOWN HEREON NOT KNOWN IF OF RECORD.
- 6) THE SOUTHEAST RIGHT-OF-WAY OF W. AUSTIN STREET WAS ESTABLISHED BASED ON FOUND MONUMENTATION LOCATED ALONG THE NORTHWEST SIDE OF AUSTIN STREET IN CONJUNCTION WITH REFERENCE MONUMENTATION RECOVERED ALONG THE SOUTHEAST SIDE.

FRANCIS JOHNSON SURVEY,
ABSTRACT NO. 46



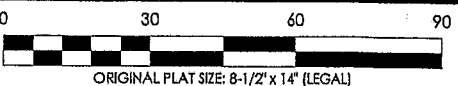
○ - DENOTES 1/2" IRON ROD (SET) WITH CAP MARKED "HILL CREEK 7178" UNLESS OTHERWISE NOTED.

LEGEND	
— x —	WIRE FENCE
— c —	CHAIN-LINK FENCE
— e —	OVERHEAD ELECTRIC
PP	POWER POLE
W	WATER METER BOX
IRF	IRON ROD FOUND
P.R.	PLAT RECORDS

PLAT OF SURVEY
SHOWING
A PART OF THE
F. JOHNSON SURVEY, A-46
HOUSTON COUNTY, TEXAS

ADDRESS:	207 W. AUSTIN STREET CROCKETT, TEXAS 75835
DESCRIPTION:	LOT 4, BLOCK 14, SMITH BROTHERS ESTATE, AS SHOWN ON PLAT RECORDED IN VOLUME 1, PAGE 35, ALSO KNOWN AS SLIDE 194 OF THE PLAT RECORDS OF HOUSTON COUNTY, TEXAS
COUNTY:	HOUSTON COUNTY, TEXAS
SCALE:	1" = 30'
DATE:	03/27/2026
JOB NO.:	26-67
DRAWN BY:	C.C.J.
CHECKED BY:	B.A.J.

BEARINGS ARE BASED UPON THE TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE, AS DETERMINED BY GPS OBSERVATIONS.



I, BRADY JOHNSON, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 7178, DO HEREBY CERTIFY THAT THE PLAT SHOWN HEREON WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION DURING THE MONTH OF MARCH, 2026.

GIVEN UNDER MY HAND & SEAL, THIS THE 27TH DAY OF MARCH, 2026.

Brady Johnson
BRADY JOHNSON
TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR No. 7178

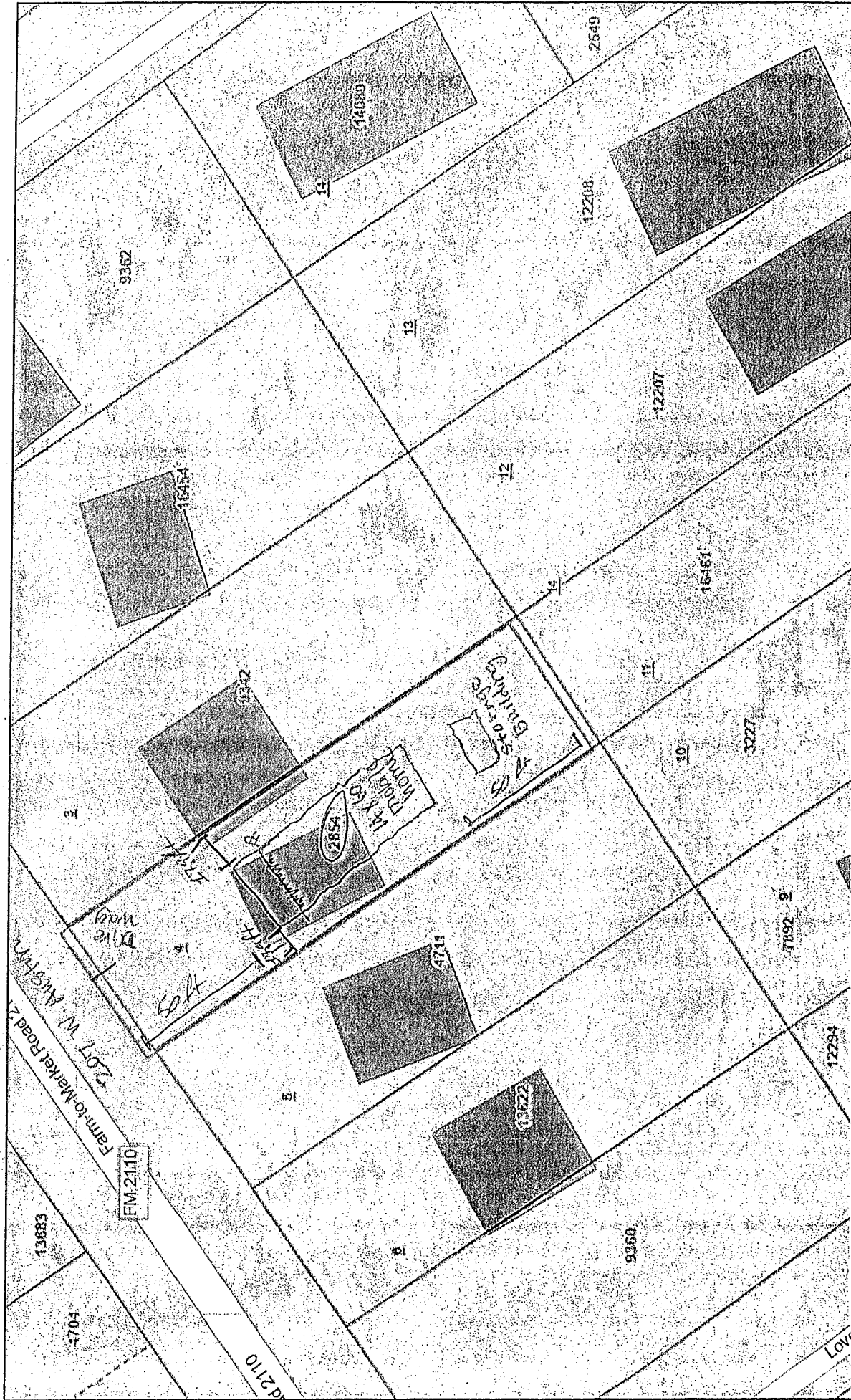


FILE: 26-67_PLAT.dwg



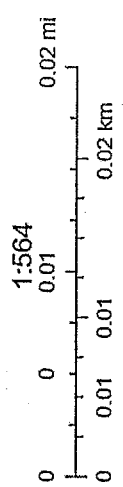
HILL CREEK
SURVEYING AND MAPPING
P.O. BOX 215
FLINT, TX 75762
(936) 504-7662
WWW.HILLCREEKSURVEY.COM
T.S.P.E.L.S. FIRM # 10194960

Houston CAD



3/30/2026, 11:03:55 AM

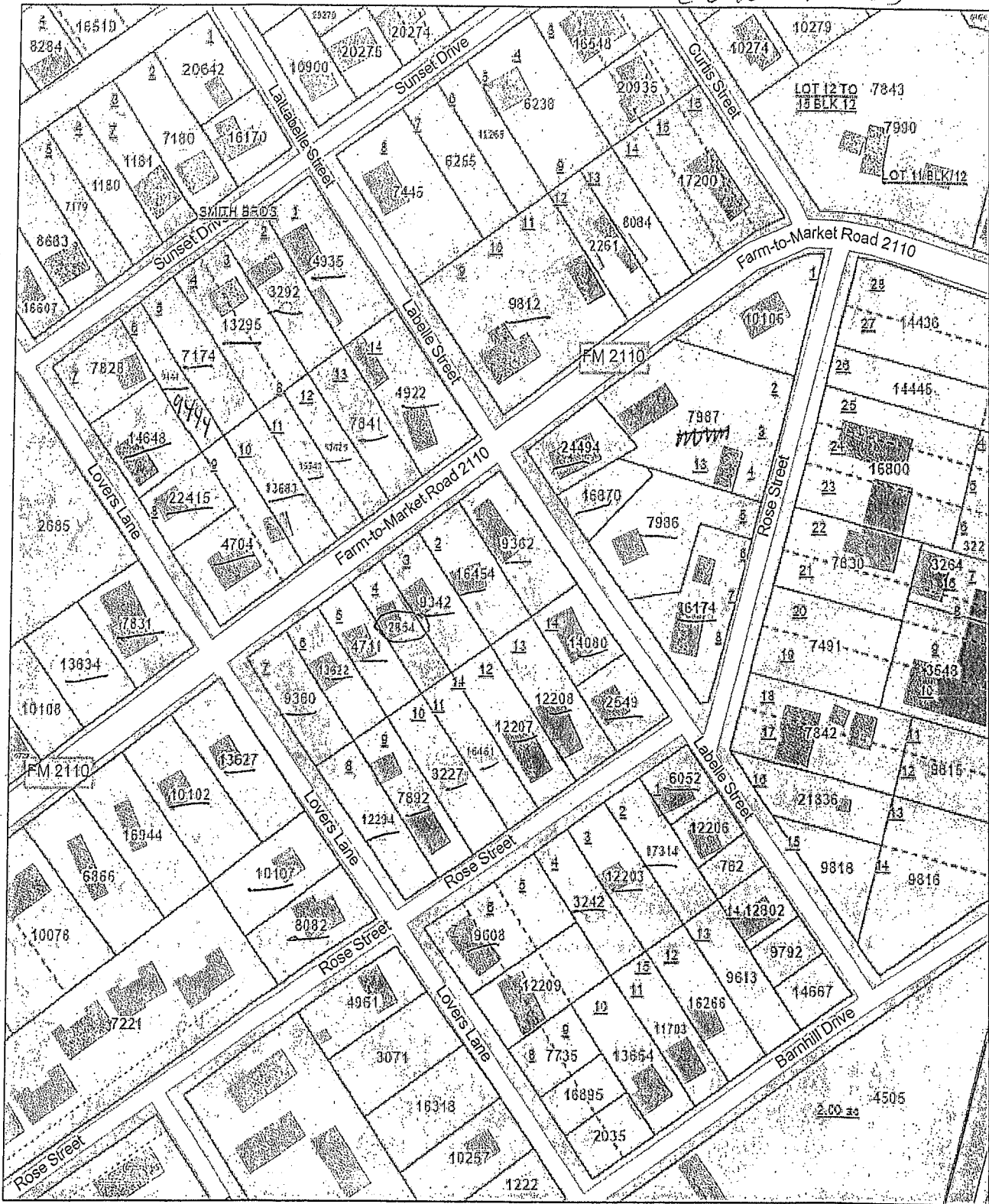
- History Line
- Parcels



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Community Maps contributors, Map-layer by Esri

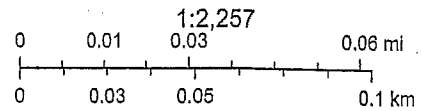
This product is for informational purposes and may not have been prepared for, or be suitable for legal, engineering, or surveying purposes. Users of this information should review or consult the primary data and information sources to ascertain the usability of the Houston CAD

Parcels w/in 300' of Houston CAD Parcel 2854 (underlined)



3/30/2026, 3:12:51 PM

History Line
 Parcels



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 Community Maps contributors, Map layer by Esri

Adrian A. Buckner
Parcel 10102

Charles E. Griffin (Life Est)
Parcel 6052

Henry R. Lovelady (Life Est)
Parcel 9444

Dorothy J. Carey
Parcel 2549

Sheria J. Hackett
Parcel 6174

Alvin McCullough
Parcel 13295

Yung Sook Cho
Parcel 4711

Harris Family Investment Grp LLC
Parcel 7986

Annie Lou McCullough Est
c/o Gloria Perry
Parcel 10107

C V Cooper Est
c/o Mary Thomas
Parcel 3227

Barbara Johnson
Parcel 12294

Geneva Mosley
Parcel 12203

Georgia Cottingham
c/o Credilla Lambert
Parcel 17314

Sylvester Johnson Est
Parcel 7892

Sidney Nealy Est
Parcel 9608

Georgia Cottingham & C. Lambert
c/o Cynthia Lewis
Parcel 3292

Mary Lou Jones Est
c/o Errol Jones
Parcel 8082

Margie Martin Nelson
Parcel 14080

Anita Creag
Parcel 9342

Collette Lambert & Georgia
Cottingham
Parcel 4935

Jessie Singletary Page
Parcel 13683

Doreatha D. Davis
Parcel 3242

Credilla C. Lambert & Cynthia C.
Lewis
Parcel 4922

William Troy Purvis, et al
Parcels 12207 & 12208

Betty J. Evans
Parcel 4704

Lo Jo Prop & House Rentals LLC
Parcel 14648

Olivia Roberts
Unknown Address
Parcels 16461 & 15541

Felicia Frierson
Parcel 22415

April Lovelady
Parcel 7174

Ronald L. Sanders
Parcel 24494